

035.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

973,600 / 973,600

USE VALUE:

973,600 / 973,600

ASSESSED:

973,600 / 973,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MESSURI MARY/TRUSTEE	
Owner 2: 17 NORCROSS ST TRUST	
Owner 3:	

Street 1: 34 COOLIDGE RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: MESSURI AUGUSTINO-MARIA -

Owner 2: -

Street 1: 34 COOLIDGE RD

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains 4,150 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3663 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

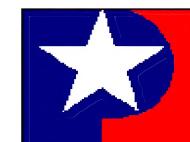
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4150		Sq. Ft.	Site		0	64.	1.25	3			Easemen	-5					331,056						331,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4150.000	642,500		331,100	973,600		24725
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18



USER DEFINED

Prior Id # 1:	24725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	18:14:56
LAST REV Date	Time
04/02/19	14:52:52
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	642,500	0	4,150.	331,100	973,600	973,600	Year End Roll	12/18/2019
2019	105	FV	472,300	0	4,150.	300,000	772,300	772,300	Year End Roll	1/3/2019
2018	105	FV	472,300	0	4,150.	284,500	756,800	756,800	Year End Roll	12/20/2017
2017	105	FV	443,600	0	4,150.	248,300	691,900	691,900	Year End Roll	1/3/2017
2016	105	FV	443,600	0	4,150.	212,100	655,700	655,700	Year End	1/4/2016
2015	105	FV	396,400	0	4,150.	196,600	593,000	593,000	Year End Roll	12/11/2014
2014	105	FV	396,400	0	4,150.	162,900	559,300	559,300	Year End Roll	12/16/2013
2013	105	FV	412,100	0	4,150.	155,200	567,300	567,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI AUGUSTI	49205-94		3/30/2007	Family		1	No		
	17550-279		11/1/1986		260,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
10/31/2000	Hearing N/C	201	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

